



R-4 Zone Clustering, Design and Landscape Standards in R-1, R-4 and R-8 Zones, and Large Animals

City of Renton Planning Commission
March 21, 2007

A stylized, dark teal silhouette of a mountain range is positioned in the bottom right corner of the slide, partially overlapping the text area.

Issue One:

R-4 Zone Clustering

- Clustering now only allowed within 600 feet of R-8 zone
- Proposal is to allow throughout the R-4 zone
- Creates more flexibility
 - Incentive for open space
 - Helps achieve maximum density in the zone
 - No density bonus
- R-4 zone mapped in Kennydale and East Plateau

Change to R-4 Cluster Standards

- Current Code

- Small lot cluster development only allowed in R-4 when within 600 ft of R-8 zone

- Proposed Code

- Small lot cluster development allowed throughout the R-4 zone

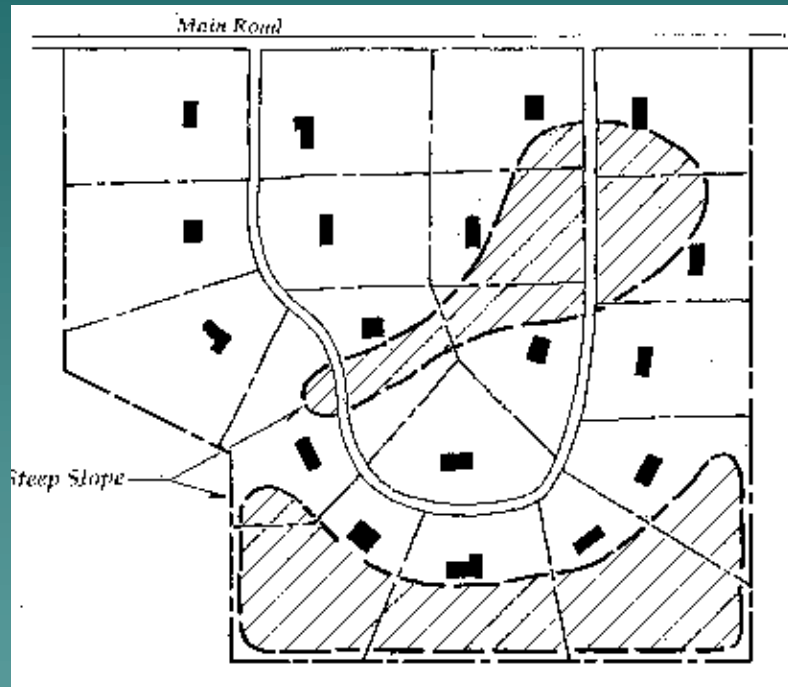
Change to R-4 Cluster Standards

Current and Proposed Code (No Change)

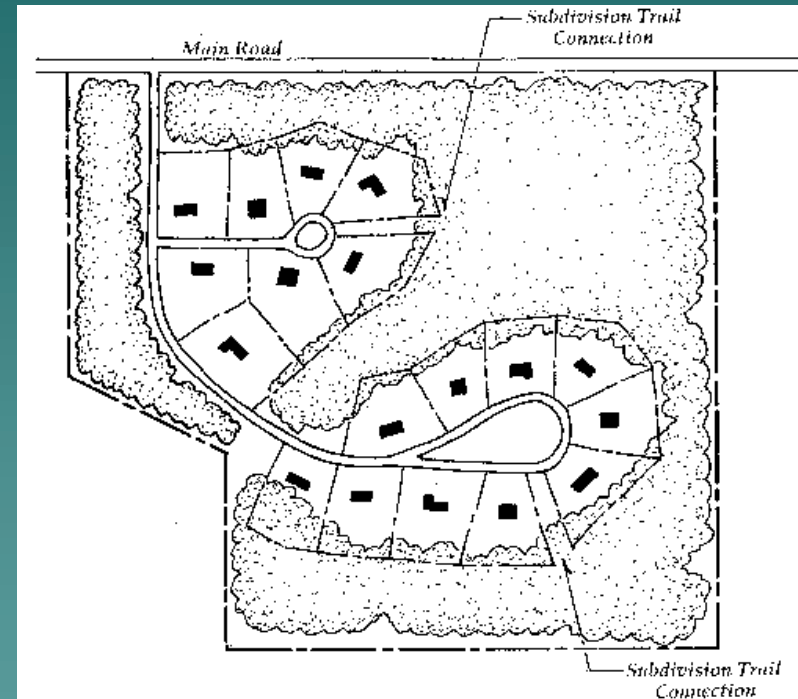
- To do cluster:
 - Must set aside 30% of land permanently,
 - Can be reduced to 20% if:
 - Provide public access to open space
 - Soft surface trails are provide in wetland areas
 - Storm water ponds allow passive/active use

Clustering

Standard Subdivision

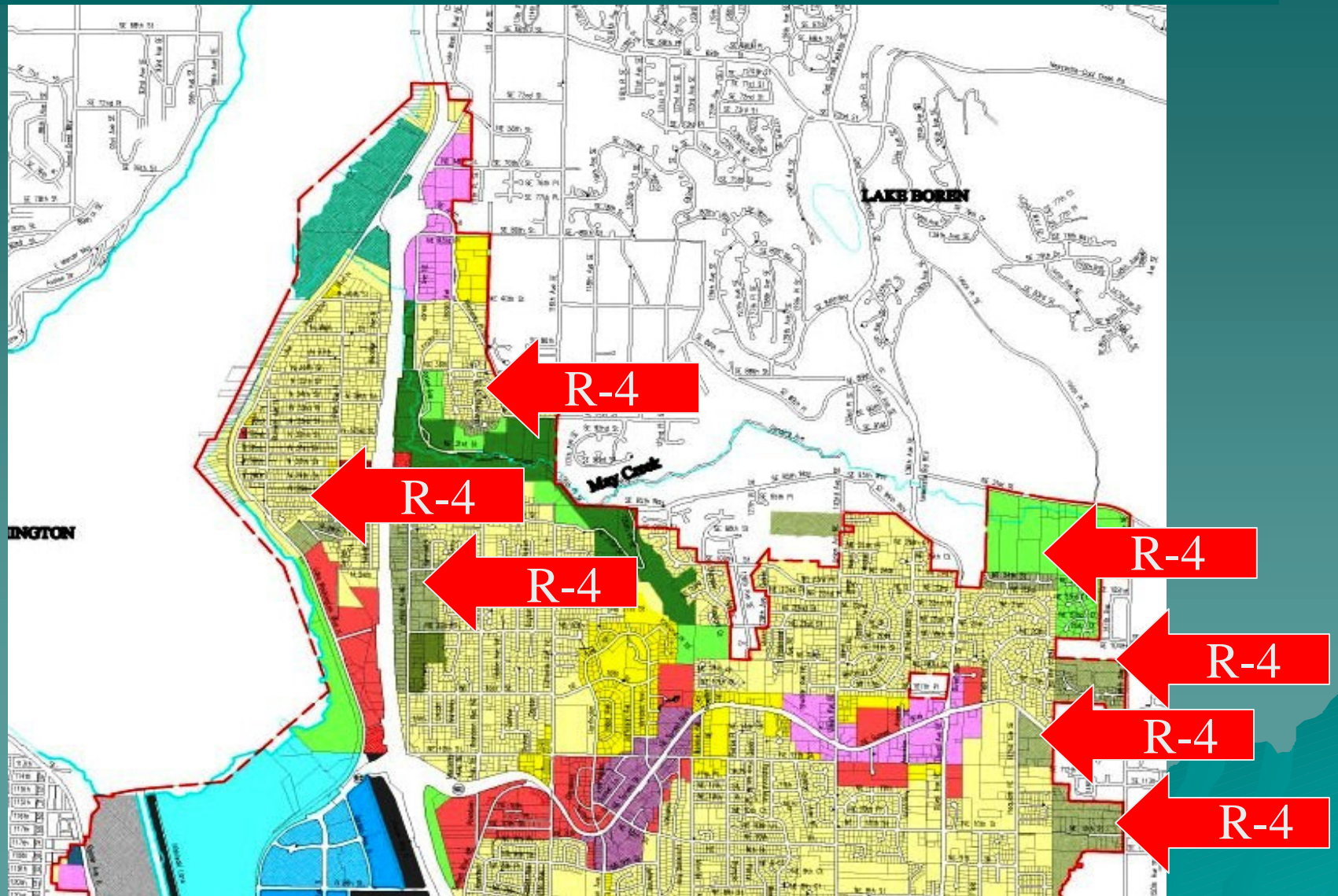


Small Lot Cluster

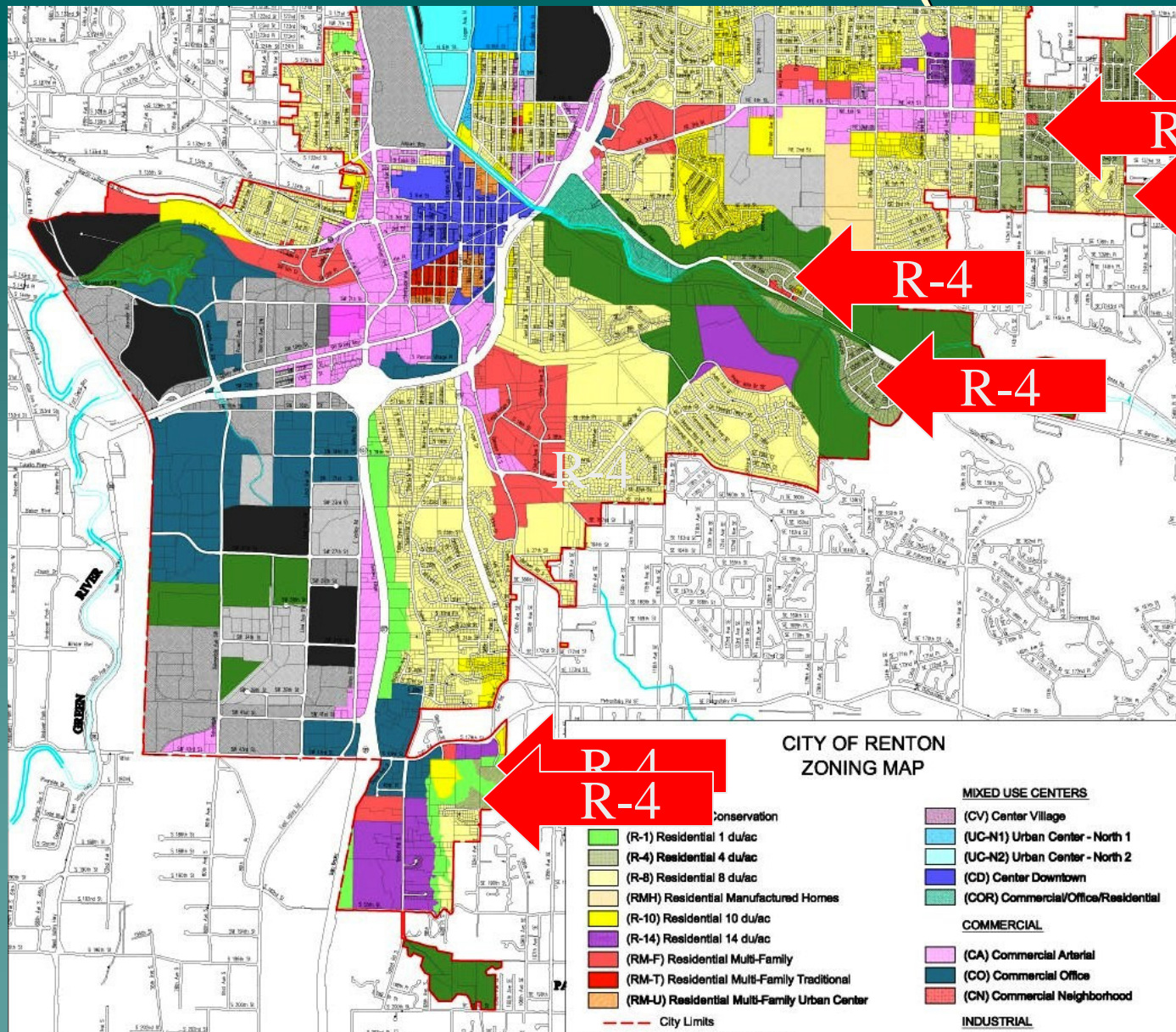


- Same number of lots achieved in both scenarios
 - 18 total lots

Location of R-4 Zones (North)



Location of R-4 Zones (South)



Issue Two:

Residential Design Standards

- Recommendation originated with the East Renton Task Force
- Implement Community Design policies adopted in 2004
 - Proposal to expand existing requirements
- Intended to facilitate visually appealing residential development, less “cookie-cutter”
- More extensive work program addressing larger “quality of development” issues
 - Part of annual docket
 - End of Year

Standards –

3 Architectural Features and One Façade Standard

Current Code

- Design features are required only in cluster developments

Proposed Code

- Design features required throughout the R-1, R-4, and R-8 zones

Standards –

3 Architectural Features and One Façade Standard

Current Code

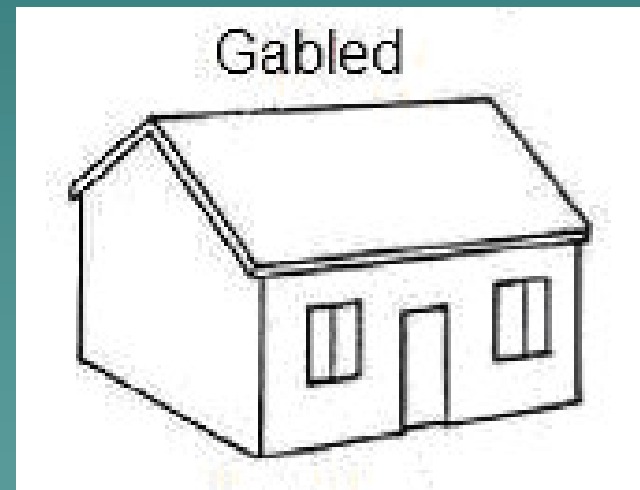
- Vertical façade modulation required **only** in **R-4 zone**

Proposed Code

- Vertical façade modulation required **throughout the R-1, R-4, and R-8** zones

Required Architectural Feature #1

- Decorative hipped or gabled roof



Required Architectural Feature #2

- Trim on windows and doors



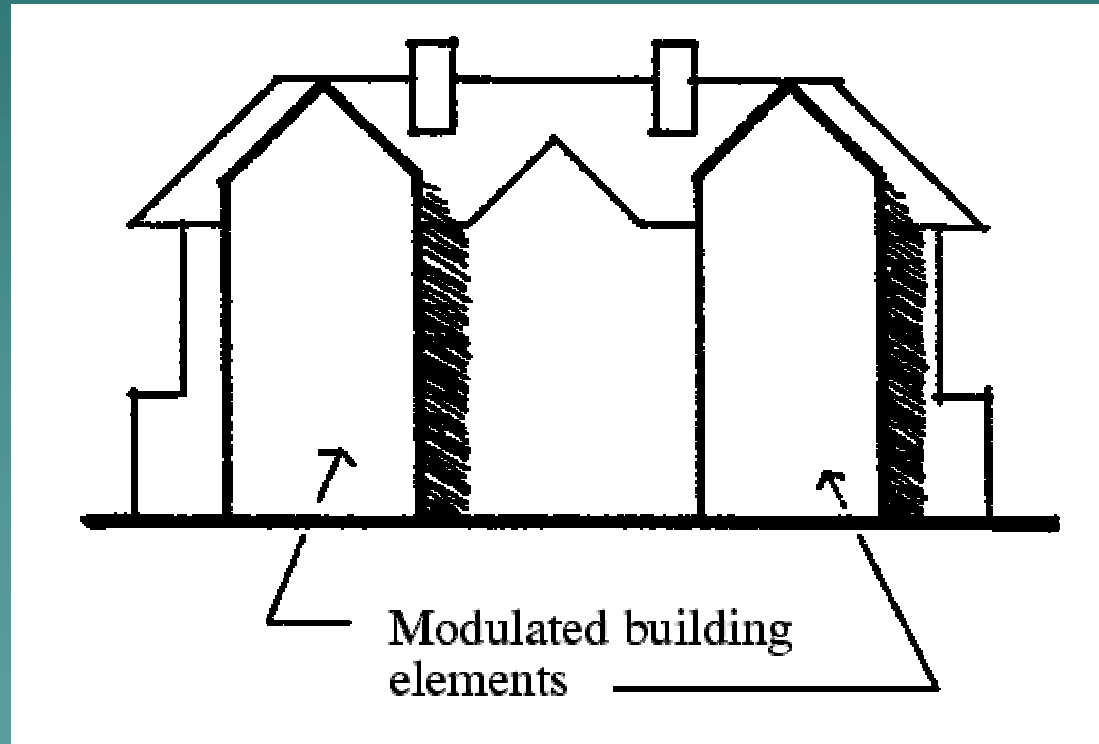
Required Architectural Feature #3

- Projecting eaves



Vertical Façade Modulation Required

- Façade Modulation



Design Standards - Intent

- Facilitate development of single family homes with varied appearance



Design Standards - Intent



- Facilitate development of single family homes with varied appearance

Design Standards - Intent



- Prevent blank walls and/or unfinished appearance

Design Standards - Intent



- Prevent blank walls and/or unfinished appearance


Design Standards - Intent



- Ensure visual appeal – minimize “cookie cutter” concerns

Issue Three:

Fencing Requirements

- In R-1, R-4, and R-8 zones
 - Currently no requirements, unless constructing fence taller than 48"
 - For plats with parcels that abut principal, minor, and collector arterial streets
 - Intended to ensure continuity between developments and privacy of residents
 - To be submitted for review with the landscape plan
- 
- A stylized silhouette of a mountain range in shades of teal, located in the bottom right corner of the slide.

Issue Three:

Fencing Requirements

• Current Code

- No requirements or standards unless for a special administrative fence permit (needed to have a fence taller than 48")

• Proposed Code

- Fencing required for all plats and short plats when abutting principal, minor, and collector arterial streets
- Fencing must meet specified design requirements
- Approval of plat is conditioned on approval of landscape plan

Issue Three:

Fencing Requirements

- Proposed Code

- Fencing must meet these objectives:
 - Improve privacy of adjoining yard space
 - Does not detract from the quality of the residential environment – no blank walls
 - Compliments the environment in an aesthetically pleasing manner
 - Does not propose a hazard to vehicular or pedestrian traffic

Issue Three:

Fencing Requirements

- Proposed Code

- Must meet following design criteria, but not limited to:
 - Permanent landscaping along the front of the fence
 - Quality fence material, such as cedar
 - Modulation of the fence
 - Similar design and material as other fences in the surrounding neighborhood
 - Increased setbacks from adjacent sidewalk

Issue Four: Animal Regulations

- Recommendations of the East Renton Task Force
- Apply citywide and to areas annexing through the 60% petition process
 - Changes to large animal regulations
 - Additional work program for small and medium animals and pets
 - Includes Council referral on pigeons
 - Non traditional pets
 - Part of docket later in 2007

Animal Regulations – Large Animals

Current Code

- Allows property owners with at least 1 acre to keep 1 large animal
- Allowed in RC, R-1, and R-4 zones

Proposed Code

- Allow property owners with at least 1 acre to keep 2 large animals
- Simplify process to apply for more animals
- Allow non-conforming uses to continue

Changes in Permit Requirements

Current Code

- The permitting of the keeping a greater number of animals (small, medium, or large) than allowable is decided by hearing examiner

Proposed Code

- The permitting of the keeping a greater number of animals (small, medium, or large) than allowable decided administratively

Change in Permit Requirements

Current Code

- The keeping of animals that are a non-conforming use is **not transferable** with the sale of the property and **replacement** of the animal is **not allowed**

Proposed Code

- The keeping of animals that are a non-conforming use is **transferable** with the sale of the property and **replacement is allowed**



Next Steps

- ◆ Continued Review and Comment Opportunities
 - Planning and Development Committee
- ◆ Planning and Development Committee will forward a final recommendation to the Council

